

## CITY OF MOUNTAIN VIEW MEMORANDUM

DATE: November 12, 2002

TO: City Council

FROM: Joan Jenkins, Transportation and Policy Manager

SUBJECT: NOVEMBER 12, 2002 STUDY SESSION—SENIOR CENTER MASTER PLAN

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### **PURPOSE**

The purpose of this study session agenda item is to seek further comments from the City Council on the proposed Senior Center Master Plan concept in follow-up to your review of this issue on August 6, 2002.

### **BACKGROUND**

The existing Senior Center is located on a 4.8-acre site on the west side of Escuela Avenue between California Street and Crisanto Avenue. The site is contiguous with a portion of Rengstorff Park and is occupied by several structures built at various times over the last 50 years. Three independent structural and mechanical engineering firms evaluated the condition of the existing Senior Center building, and all concluded the building is seismically compromised, does not meet Americans with Disability Act (ADA) requirements and is mechanically deficient. As a result of these findings, the City Council directed staff to prepare a Master Plan for a new Senior Center and to provide an interim facility to relocate the senior programs as soon as feasible.

The Master Plan area is bounded by Rengstorff Avenue on the west and Escuela Avenue on the east and includes the Senior Center, portions of Rengstorff Park and the Community Center. The Council directed the Master Plan study to phase development of the area, including the Senior Center, a child-care facility near the tennis courts, a senior day health care facility, future expansion space for the Senior Center and the potential for shared parking between the Community Center and Senior Center site. Within the Master Plan area, the location of the new Community Center location was fixed by prior Council action. To guide project planning, the City Council adopted the

Senior Center Master Plan principles shown in Attachment 1. The purpose and goals of the Master Plan are shown in Attachment 2. The principles, purpose of a Master Plan and goals are also included on the draft Master Plan.

Original Council direction was to design an interim Senior Center facility using the 1991 wing of the building and adding temporary modulars to connect with it. For the Master Plan, Council directed staff to investigate multiple possible uses on the site, including the Senior Center, senior day health care, child care and an intergenerational facility. In the study session on July 22, 2002, the City Council reviewed six resulting Master Plan options and the two interim modular options.

Council commented the site was very constrained by the use of the 1991 wing and too small for the numerous programs shown on the Senior Center parcel. Use of the 1991 structure drove the permanent Senior Center building to the very back of the parcel under the assumption it would be constructed with the modulars in place. Based on these Council comments as well as similar comments from the Parks and Recreation Commission (PRC) and the community, the concepts were refined and narrowed to three options. On August 6, 2002, the Council reviewed the new options, which were less constrained by providing for fewer uses on the Senior Center site. The City Council authorized staff to refine one of three revised Master Plan options by moving the buildings close to Escuela Avenue, eliminating the pedestrian crossing of the driveway, moving the pedestrian path to a proposed walkway along the northern property boundary, reducing the amount of parking coverage and aligning the garden along the alley closer to the Senior Center building.

## **ANALYSIS**

The revised Master Plan concept, including requested modifications, is shown in Attachment 3. The proposed Senior Center building is approximately 25,000 square feet, about the size of the existing Senior Center. All existing programs could be accommodated in the new building with some program expansion possible due to a more efficient building layout. There are also 5,000 square feet of future expansion space that could be patio or other outdoor space in the interim. Additionally, there is permanent space for other patios.

The location of the Senior Center places it toward the center of the parcel with the senior day health care facility at the front of the parcel, maintaining the residential character of the street and facilitating an independent construction schedule. The two facilities are linked by an enclosed courtyard and a covered arcade, and would be designed with a single architectural style so that they appear as one facility. The

entrance to the Senior Center building is aligned with the entry drive to be clearly visible from Escuela Avenue. This arrangement creates a shared drop-off at the front of the site for both the Senior Center and the senior day health care facility. The drop-off is separate from the main parking area and allows vans and cars destined for the senior day health care facility to drop off without going through the entire lot. The bulk of the parking is closest to the Senior Center since senior day health care clients typically do not drive.

Placing the Senior Center more toward the middle of the site provides the seniors with direct visual and pedestrian access to Rengstorff Park. The Garden is in the largest open area adjacent to the Senior Center and parking since users generally bring supplies from their vehicles.

The proposed future expansion of the Senior Center can occur at the rear of the building. This location allows the most flexibility for its potential uses and limits the impact of construction on the functioning Senior Center. If the senior day health care facility were to be located behind the Senior Center, then expansion could only occur between the two buildings or directly on Escuela Avenue. Either location would limit programs and create disruptive construction problems. Should the Council not proceed with a senior day health care facility on Escuela Avenue, several options are available, such as:

- The Senior Center building could be moved forward closer to Escuela Avenue if the decision was made prior to final design and construction.
- The area could be landscaped or an entry feature could be installed.
- The area could be held as an additional or alternate expansion area.

The service area (for deliveries and dumpsters) is at the rear of the site, which is the most visually discreet location, avoids the pedestrian access routes to the building and provides direct access to the Senior Center functions and any future expansion. As with the future expansion, this location offers the most flexibility and efficiency. If the senior day health care were to be located behind the Senior Center, the service yard would move forward closer to the entry between the buildings or directly facing Escuela Avenue. The interior of the Senior Center would also be limited by this change since the kitchen functions more appropriately when it is adjacent to the service yard.

The available parking has been increased over the existing lot by about 30 spaces to approximately 130. The width of the spaces is larger and there are more designated

handicapped spaces. The pedestrian walkway between Escuela Avenue and Rengstorff Park is separate from the seniors' parking area through the mature trees at the northern boundary as Council requested.

### Child-Care Facility

The City Council also approved a maximum 7,000 square foot child-care facility in Rengstorff Park near the tennis courts at the August meeting. The child-care facility eliminates the gazebo and related seating area but maintains the redwood amphitheater. The play yard, also 7,000 square feet, extends onto the Hetch-Hetchy right-of-way and permission would be required from the San Francisco Public Utilities Commission (SFPUC) for the encroachment. Final configuration of the child-care building will be designed to retain as many trees as possible. Staff will return to Council at a later date with options for proceeding with a child-care facility.

Construction of the facility would require the auxiliary tennis court building be relocated since it is located in the future child-care parking lot. It could be relocated either adjacent to the tennis court bleachers or integrated into a reconstruction of the bleachers. In either case, a new CIP project would be necessary to relocate the facility prior to construction of a child-care facility. Reconstruction of the bleachers is necessary regardless of the building relocation since they are in disrepair.

### Master Plan Considerations

Changes to the Master Plan study area (Rengstorff Avenue to Escuela Avenue) include an increase in paving for parking lots and an increase in building coverage. While the Senior Center and Community Center building sizes have not increased substantially, the basements have been eliminated, placing much of the new footage onto ground level. Additionally, the child-care and senior day health care facilities are new structures not previously located in the study area. The number of parking spaces needed to accommodate these uses also has increased, leading to more paved area.

There are currently 258 trees on the site of the Senior Center parcel and the child-care area, of which approximately 146 are Heritage size. Some trees will have to be removed to construct the new facilities. The Master Plan has been developed to avoid as many trees as feasible, but detailed project design will be necessary to refine the number. In particularly sensitive areas or areas with especially fine specimen trees, adjustments were made to the Master Plan to avoid removing them. In addition, a landscape plan will be prepared during design to mitigate the loss of Heritage trees and to complement the buildings, patios and overall environment of the area. The tree impacts relating to

the Community Center project have previously been approved by the City Council at the August meeting.

A lot line adjustment has been approved by the City Subdivision Committee to merge the Senior Center parcel with Rengstorff Park. Combining parcels will help create a cohesive design blending the two sites into a logical, coordinated community area.

### **PUBLIC INPUT**

General policy issues associated with this planning study have been addressed by the City Council in previous Council meetings and study sessions, by the City Council Senior Center/Community Center Ad Hoc Committee, the Parks and Recreation Commission (PRC) and the community at large in two widely advertised public meetings and several update meetings at the Senior Center. Additionally, a survey of Senior Center users was conducted in April 2002 concerning issues of importance to the master planning effort.

### **SCHEDULE**

Based on input from Council, staff will agendize this item for formal action at an upcoming Council meeting.

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- Attachments:
1. Master Plan Principles
  2. Master Plan Purpose and Goals
  3. Master Plan

cc: Ms. Lisa Hendrickson, Avenidas  
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Ms. Maureen Wadiac, CSA  
Mr. Tom Myers, CSA  
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